



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Aspen One
RERA-GRG-1442-2023

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Aspen One	
2.	Name of the promoter	M/s Whiteland Corporation Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-76, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Whiteland Corporation Pvt. Ltd. and Nipper Propbuild Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole Phase no.	Phase	
		2	
9.	Online application ID	RERA-GRG-PROJ-1442-2023	
10.	License no.	91 of 2022 dated 12.07.2022	Valid till 11.07.2027
		92 of 2022 dated 12.07.2022	Valid till 11.07.2027
		172 of 2023 dated 25.08.2023	Valid till 24.08.2028
11.	Total licensed area	11.96 acres + 2.3159 acres = (14.2759 acres)	Area to be registered 2.3159 acres
12.	Projected completion date	OC - 30.03.2031 CC - 30.06.2031	
13.	QPR Compliances (if applicable)	2023/07 - Submitted.	
14.	4(2)(I)(D) Compliances (if applicable)	Submitted	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	07 of 2023 dated 12.01.2023. Environment Clearance within 6 months - Obtained on 09.04.2023 (within time) Approved Service plan & Estimates within 3 months - Obtained on 19.06.2023 (delay of 68 days) Fire Scheme Approval within 3 months - Obtained on 17.05.2023 (delay of 35 days) Airport Height Clearance within 15 days - Obtained on 14.02.2023 (delay of 18 days) Mining Permission within 6 months - Obtained on 07.04.2023 (within time)	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	91 of 2022 dated 12.07.2022
			Validity upto
			11.07.2027

		92 of 2022 dated 12.07.2022	11.07.2027
ii)	Zoning Plan Approval	DRG. NO. DG,TCP 9522 dated 25.08.2023	-
iii)	Revised Building plan Approval	ZP-1607-III/PA(DK)/2024/14591 dated 16.05.2024.	15.05.2029
iv)	Environmental Clearance	Not Submitted	
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/185/686-89 dated 19.03.2024	17.03.2032.
vi)	Fire scheme approval	Not Submitted	
vii)	Service plan and estimate approval	Not Submitted	
20.	Fee Details		
	Registration Fee	Residential - 42,417.978 * 2.59 * 10 = Rs 10,98,626/- Commercial - 170.861 * 1 * 20 = Rs 3417/- Total - Rs 11,02,043/-	
	Processing Fee	42,588.839 * 10 = Rs 4,25,888/-	
	Late Fee	N/A	
	Total Fee	Rs 15,27,931/-	
21.	DD amount	Rs 7,49,000/- Rs 4,28,000/-	
	DD no. and date	516213 dated 14.12.2023. 516214 dated 14.12.2023.	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Rs 3,50,931/-	
22.	File Status	Date	
	File received on	29.12.2023	
	First notice Sent on	11.01.2024	
	First hearing on	15.01.2024	
	Second hearing on	01.04.2024	
	Third hearing on	20.05.2024	
23.	Case History:		
	The Promoter M/s Whiteland Corporation Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "Aspen One" located at Sector-76, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63977 dated 29.12.2023 and RPIN-693. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1442-2023. The project area for registration is 2.3159 acres.		
	The DTCP has granted license no. 172 of 2023 for an area admeasuring 2.3159 acres in addition to license no. 91 of 2022 dated 12.07.2022 and 92 of 2022 dated 12.07.2022 having total area admeasuring 11.96 acres which had been registered with the Authority vide RC no. 07 of 2023 dated 12.01.2023 valid upto 31.12.2030.		
	The promoter has applied for the registration of additional area admeasuring 2.3159 acres stating as Phase 2. However, the building plans if approved, by the DTCP, Haryana are not submitted by the promoter with the application for registration of the project to ascertain as to whether the phasing has been approved by the competent Authority or not.		



The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/693 dated 11.01.2024 was issued to the promoter with an opportunity of being heard on 15.01.2024.

On 15.01.2024, Sh. Ashish Kush, Planning Executive and Sh. M.L. Sardana, Accountant briefed about the facts of the case. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 04.01.2024. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

The promoter has not submitted any reply within 4 week's from last hearing dated 15.01.2024. Accordingly, as per the directions of the Authority a show cause notice was issued vide no. HARERA/GGM/RPIN/693/Show cause dated 22.02.2024 with an opportunity of hearing on 01.04.2024.

On 01.04.2024, Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Atul Kumar Modi (AR) is present on behalf of the promoter. The AR seeks six weeks' time for submission of approved building plans from DTCP for which in principle approval has already been granted. The AR states that there are no revisions/changes in the existing licensed/registered project beyond the permissible limits prescribed in the ACS, TCP circular vide memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023 and if otherwise, a detailed list of such changes shall be submitted alongwith consent of the 2/3rd allottees. The matter to come up on 20.05.2024.

The promoter has submitted a reply on 29.03.2024, 16.05.2024 and 17.05.2024 which were scrutinized and the status of the documents is mentioned below:

The promoter has submitted the two third consent of the existing allottees. The total number of sold units are 524 out of which 475 allottees are unique. The promoter has submitted the consent of 328 allottees out of 475 unique allottees. Further, the promoter has also submitted a comparison sheet between the previous building plans and revised building plans after examining that it is found that EWS units are increased by 48 units in the earlier approved building plans and nursery school is shifted in the additional licensed area.

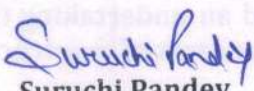
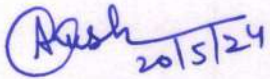
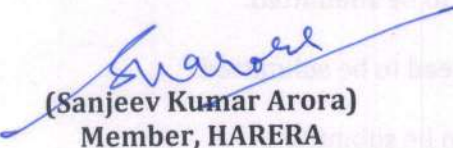
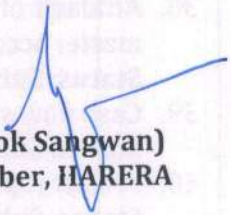

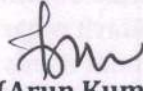
24.	Present compliance status as on 20.05.2024 of deficient documents conveyed in last hearing dated 01.04.2024.	<ol style="list-style-type: none"> 1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. Status: Calculated as per building plans detailed calculation mentioned above. Deficit fee comes out Rs 3,50,931/- 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified. Status: The promoter stated that the proposed project was falling in the additional licensed area and submitted the approved building plans. 5. Building plan approval (BR-III) alongwith the approved drawings need to be submitted.
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	<p>22. Mutation and Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>23. Latest Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted.</p> <p>24. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: Submitted.</p> <p>25. Draft Application form needs to be revised. Status: Submitted.</p> <p>26. Draft Allotment letter needs to be submitted as per the prescribed format. Status: Submitted.</p> <p>27. Draft BBA needs to be revised as per the prescribed format. Status: Submitted.</p> <p>28. Draft Conveyance deed needs to be submitted Status: Submitted.</p> <p>29. Draft Brochure needs to be revised. Status: Submitted.</p> <p>30. Mining permission needs to be submitted. Status: The promoter submitted an undertaking that they will submit the permission before start of construction.</p> <p>31. REP-II needs to be revised. Status: Submitted.</p> <p>32. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.</p> <p>33. CA certificate for net worth of the company needs to be submitted. Status: Submitted.</p> <p>34. CA certificate regarding no dues in respect of statutory dues needs to be submitted. Status: Submitted.</p> <p>35. Annual balance sheet for the financial year 2022-23 needs to be submitted. Status: Final Closure report Submitted.</p> <p>36. Bank undertaking needs to be revised. Status: Submitted.</p> <p>37. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted.</p> <p>38. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted.</p> <p>39. Cash flow statement need to be submitted. Status: Submitted.</p> <p>40. Project report needs to be submitted. Status: Submitted.</p> <p>41. Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be submitted. Status: Submitted.</p> <p>42. KYC of project consultant needs to be submitted.</p>
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25.	Remarks	<p>Status: Submitted.</p> <ol style="list-style-type: none"> Deficit Fee – Rs 3,50,931/- The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Environment Clearance needs to be submitted. Status: Submitted an undertaking to submit the approval within 3 months from grant of registration. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted an undertaking to submit the approval within 3 months from grant of registration. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted an undertaking to submit the approval within 3 months from grant of registration. Mining permission needs to be submitted. Status: The promoter submitted an undertaking that they will submit the permission before start of construction.
 Suruchi Pandey Chartered Accountant		 Ashish Kush Planning Executive
Day and Date of hearing	Monday and 20.05.2024	
Proceeding recorded by	H.R. Mehta	
PROCEEDINGS OF THE DAY		
<p>Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project.</p> <p>Shri Navdeep Sardana, Director and Shri Deepak Pant, General Manager are present on behalf of the promoter. Approved in principle as the promoter has submitted requisite consent of 2/3rd allottees in respect of earlier registered project for minor changes in the earlier approved plan. The deficit fees has already been deposited and application to the concerned authority for Fire NOC and approval of Service plans estimates which have already been submitted and final approval shall be submitted within four months and in lieu of same BG/DD of Rs. 25 lakh each shall be submitted and a public notice w.r.t changes in building plan for inspection/objection within one week, if any in respect of the documents/plans submitted by the promoter be published in two newspapers one English and One Hindi. The Environment Clearance has been approved by SEIAA with platinum rating and final approval shall be submitted within two months.</p> <p>The matter to come up on 27.05.2024.</p>		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA		